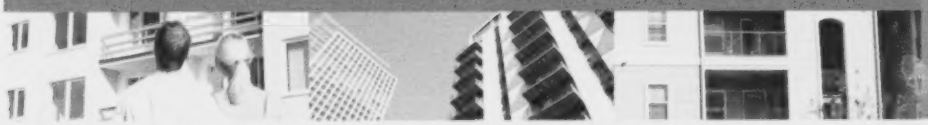
HOUSING MARKET INFORMATION

RENTAL MARKET REPORT

Regina CMA



CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: Fall 2012

Highlights

- The average vacancy rate in Regina's private rental apartments was 1.0 per cent in October 2012, up from 0.6 per cent in October 2011.
- In comparison to other Census Metropolitan Areas (CMAs) across Canada, Regina had the lowest vacancy rate in October 2012.
- The average monthly rent for a two-bedroom apartment in new and existing structures in the Regina CMA was $979 in October 2012.
- In rental structures common to both the 2011 and 2012 surveys, the year-over-year change in the average rent for a two-bedroom apartment unit this October was 4.8 per cent.

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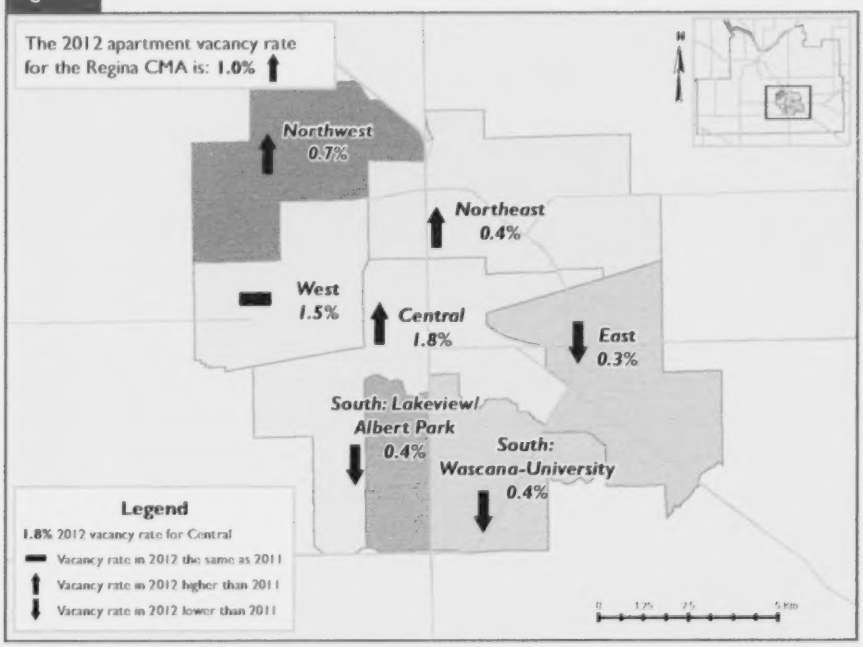
The 2012 apartment vacancy rate for the Regina CMA is: 1.0%
Northwest 0.7%
Northeast 0.4%
West 1.5%
Central 1.8%
East 0.3%
South: Lakeview/ Albert Park 0.4%
South: Wascana-University 0.4%
Legend
1.8% 2012 vacancy rate for Central
Vacancy rate in 2012 the same as 2011
Vacancy rate in 2012 higher than 2011
Vacancy rate in 2012 lower than 2011

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Apartment Vacancy Rates (%) by Major Centres	Oct. 2011	Oct. 2012
Abbotsford	6.7	4.2
Barrie	1.7	2.0
Brantford	1.8	3.5
Calgary	1.9	1.3
Edmonton	3.3	1.7
Gatineau	2.2	3.3
Greater Sudbury	2.8	2.7
Guelph	1.1	1.4
Halifax	2.4	3.0
Hamilton	3.4	3.5
Kelowna	3.0	4.0
Kingston	1.1	1.7
Kitchener-Cambridge-Waterloo	1.7	2.6
London	3.8	3.9
Moncton	4.3	6.7
Montréal	2.5	2.8
Oshawa	1.8	2.1
Ottawa	1.4	2.5
Peterborough	3.5	2.7
Québec	1.6	2.0
Regina	0.6	1.0
Saguenay	1.4	2.0
Saint John	5.9	9.7
Saskatoon	2.6	2.6
Sherbrooke	4.7	5.0
St. Catharines-Niagara	3.2	4.0
St. John's	1.3	2.8
Thunder Bay	1.7	1.1
Toronto	1.4	1.7
Trois-Rivières	3.9	5.2
Vancouver	1.4	1.8
Victoria	2.1	2.7
Windsor	8.1	7.3
Winnipeg	1.1	1.7
Total	**2.2**	**2.6**

For additional information, please refer to the Rental Market Report - Canada Highlights on the CMHC website

Regina Rental Market Survey

Regina apartment vacancy rate increased slightly in 2012

The apartment vacancy rate[1] in the Regina Census Metropolitan Area (CMA) averaged 1.0 per cent in October 2012, up slightly from 0.6 per cent in the prior year. A modest increase in rental units via new construction contributed to the slight rise in vacancies, as did additional competition from the secondary rental market. Nonetheless, consecutive years of robust job growth continued to draw elevated migration to the region, maintaining a low vacancy rate this year.

With rental vacancies remaining low, upward pressure on average rents continued this year. In October 2012, an average two-bedroom apartment rented for $979. On a same-sample basis[2], the average rent for a two-bedroom apartment in October 2012 increased 4.8 per cent over the previous year. This followed a 6.2 per cent gain in same-sample rents in October 2011.

Highest vacancy rate found in Central zone

Table 1.1.1 shows vacancy rates by survey zone and unit type. Apartment vacancy rates in Regina's eight zones ranged from a high of 1.8 per cent in the Central zone to a low of 0.3 per cent in the East. Rental apartments in Lakeview/Albert Park, Wascana University, and the Northeast all recorded a vacancy rate of 0.4 per cent.

Reviewing the average vacancy rate by bedroom type, the survey found a narrower range of rates from

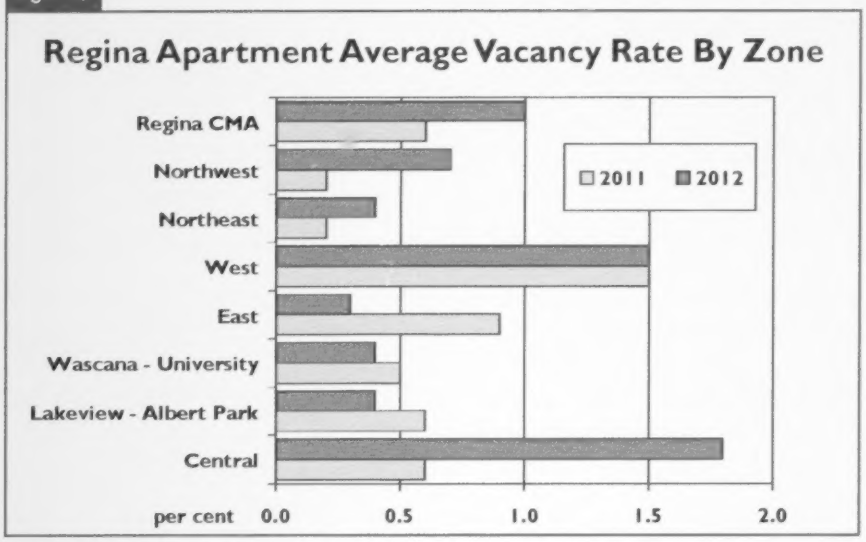
Figure 2

Source: CMHC October Rental Market Survey – Structures of 3+ units

[1] Based on privately-initiated rental apartment structures of three or more units.

[2] When comparing year-over-year average rents, the age of the building needs to be taken into consideration because rents in newly-built structures tend to be higher than in existing buildings. By comparing rents for units that are common to both 2011 and 2012 October Rental Market Surveys, we can get a better indication of actual rent increases paid by most tenants.

Figure 3



Source: CMHC October Rental Market Survey – Structures of 3+ units

a low of 0.4 per cent for three-bedroom+ suites to 1.4 per cent for bachelor suites. Bachelor, one, and two-bedroom suites recorded year-over-year gains in average vacancy rates, while vacancies within three-bedroom+ units declined from the previous year. With a 1.0 percentage point increase, bachelor suites recorded the largest increase in average vacancies since the October 2011 survey.

Availability rates moved higher

The availability rate[1] for apartment rental units increased in the Regina CMA to 1.6 per cent in the October 2012 survey, compared with 0.9 per cent in October 2011. At 2.7 per cent, the availability rate was highest in the Central zone and lowest in the Northeast at 0.5 per cent. The Central zone also reported the largest rise in availability, up 2.0 percentage points from the previous year. The East and West zones reported the only reductions in availability, down 0.5 and 0.4 percentage points, respectively, from October 2011.

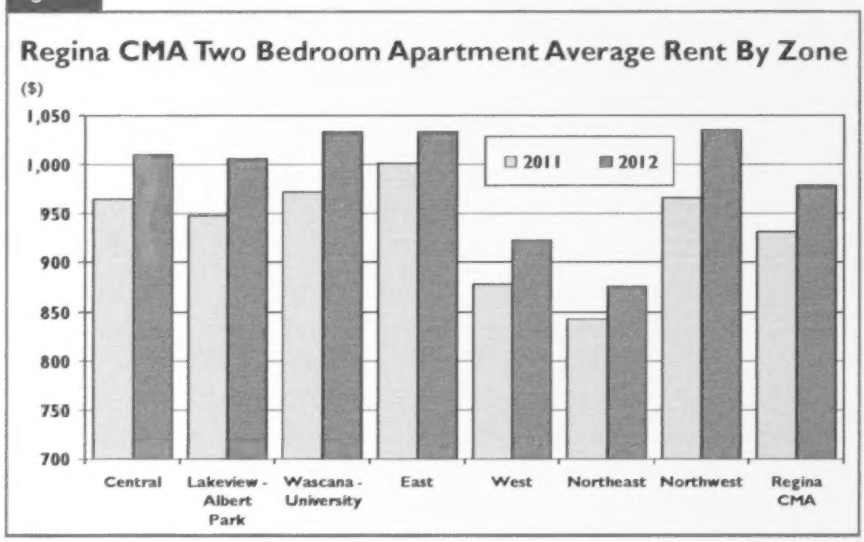
Average rents rise in all survey zones

With low vacancy rates maintaining upward pressure on rents, all seven zones within the City of Regina recorded gains in average monthly rent in the October 2012 survey. Across the CMA, the survey found the average monthly rent for all types of apartment suites was $896.

For all type of suites, rental structures in the East recorded the highest monthly rent in October 2012, averaging $1,017. This area retained the highest average monthly rent amongst all eight zones in the Regina CMA. The lowest average rent in the Regina CMA continued to be in the Central zone, where units of all types rented for $841 per month in October 2012.

Among specific suite types, the Northwest reported the highest average rent for one and two-bedroom apartments, at $952 and $1,035 per month respectively. Rental structures in this zone tend to be newer and larger, thus supporting higher rents. The lowest average two-bedroom rents were reported in the Northeast zone, at $876 per month.

Figure 4



Source: CMHC October Rental Market Survey – Structures of 3+ units

[1] A rental unit is available if the unit is vacant, or the existing tenant has given or received official notice to move and a new tenant has not signed a lease. As the definition of availability includes vacancy, the availability rate will always be equal to or greater than the vacancy rate.

Fixed sample rent rises 4.7 per cent

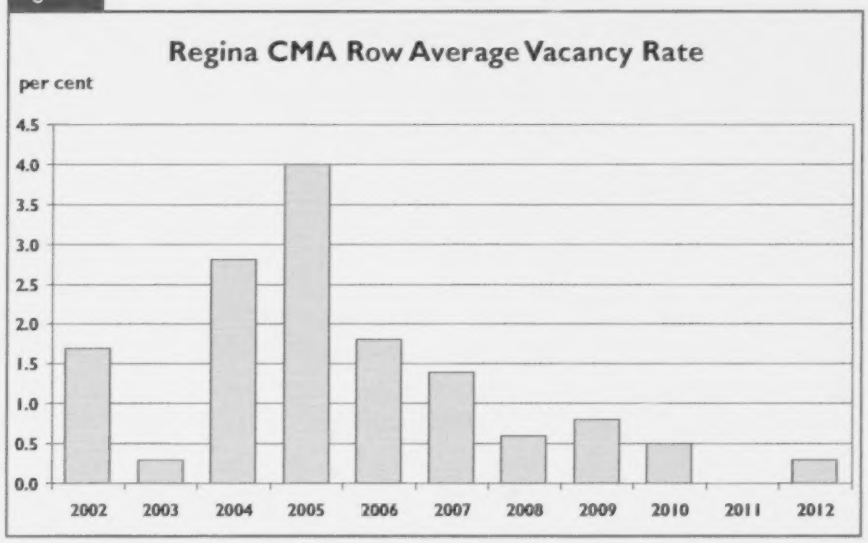
Table 1.1.5 provides a measurement of percentage change for average apartment rents for a fixed sample of structures common to both the 2011 and 2012 surveys. The measure aims at better understanding rent changes in existing structures by excluding from the calculation the rents of newly built apartment units not surveyed in the previous year or units removed in the current year due to condo conversion, major renovations or demolition[4].

For all apartments in the Regina CMA, same-sample rents in existing units increased 4.7 per cent between October 2011 and October 2012. This compares with a 6.6 per cent increase for all units in the previous October survey. Three-bedroom+ suites posted an increase of 7.9 per cent since the 2011 survey, while the average rent for one-bedroom suites recorded the smallest gain of 4.5 per cent. Property owners in the Wascana/University zone secured a rent increase of 6.9 per cent for all unit types, while renters in the East zone saw their average rent increase 3.2 per cent between the two October surveys.

Supply of private rental apartments slightly increased

The universe of purpose built rental apartments increased by 26 units or 0.2 per cent between the October 2011 and 2012 surveys, the first time since 2007 that Regina's universe increased. This follows a loss of 126 units or decline of 1.1 per cent between the October 2010 and 2011 surveys. Changes in the number of units in the universe are impacted by new unit completions and structures that are added or removed due to renovations, demolitions, fire damage, or condominium conversions. Other buildings removed from the survey were either vacant and for sale, demolished, boarded up, or converted to other uses.

Figure 5



Source: CMHC October Rental Market Survey – Structures of 3+ units

From October 2011 to September 2012, there were 257 rental apartments completed in the Regina CMA. This followed 194 completions during the previous 12-month period. Despite these additions, the gain in Regina's apartment rental universe was comparatively modest due to continued removals. The number of apartment rentals removed from the universe in the past year via condominium conversion totalled 25 units, down from 196 between October 2010 and October 2011. A higher number of units were removed from the universe due to renovation or demolition.

Row vacancy rate remained low

The vacancy rate for Regina's row (townhouse) rentals remained low this year, rising from 0.0 per cent in October 2011 to 0.3 per cent in October 2012. Row vacancies ranged from a low of 0.2 per cent among three bedroom+ units to a high of 2.6 per cent for one-bedroom units. The October 2012 survey identified a universe of 897 row units, down five per cent from the universe of 949 units in 2011.

Given continued strong demand for rental townhouses in the past year, the survey revealed further increases in rental rates. The average monthly rent for all row units was $1,176 in the October survey. On a same-sample basis, townhouse rents across Regina increased 5.2 per cent year-over-year, up from a 2.9 per cent gain in the previous survey.

[4] Detailed information is contained in the methodology section at the end of this report.

Rental Market Outlook

Vacancy rate to remain low in 2013

Regina's expanding economy and employment prospects will draw a steady inflow of migrants to the region, maintaining low rental apartment vacancies in 2013. Nonetheless, movement to home ownership, continued competition from the secondary rental market, as well as additions to the apartment rental universe via new construction will contribute to slightly higher vacancies next year. At the end of September, 72 rental apartments were under various phases of construction, and will further boost rental supply once they reach completion. Meanwhile, 709 condominium apartments were under construction in September, some of which will enter the secondary rental market and compete against traditional rental property owners. In addition, few rental units are expected to be removed from the universe via condominium conversion, as these are regulated by local policy during periods of low vacancy.

Persistently low vacancies will support increases in average apartment rents in 2013. At the same time, the addition of newly constructed units will boost the average as they typically rent at a premium compared to existing product. Hence, following a $47 increase in monthly rents in October 2012, the monthly rent for a two-bedroom apartment is forecast to increase $31 to an average of $1,010 in the October 2013 survey.

Secondary Rental Market Survey

CMHC's Secondary Rental Market Survey[5] collects information on rented condominium apartments, single-detached houses, double (semi-detached) houses, freehold row/town houses, duplex apartments, accessory apartments, and apartments which are part of a commercial or other type of structure containing one or two dwelling units

Secondary Rental Market Survey: Condominium Apartments

Vacancies increase in Rental Condominium Apartments

In alignment with the increase in vacancies in the purpose-built commercial rental market, the vacancy rate in Regina's investor-owned and rented condominiums increased in the past year. As shown in Table 4.1.1, the vacancy rate in rental condominium apartments across the Regina CMA increased from 0.6 per cent in October 2011 to 1.9 per cent this fall.

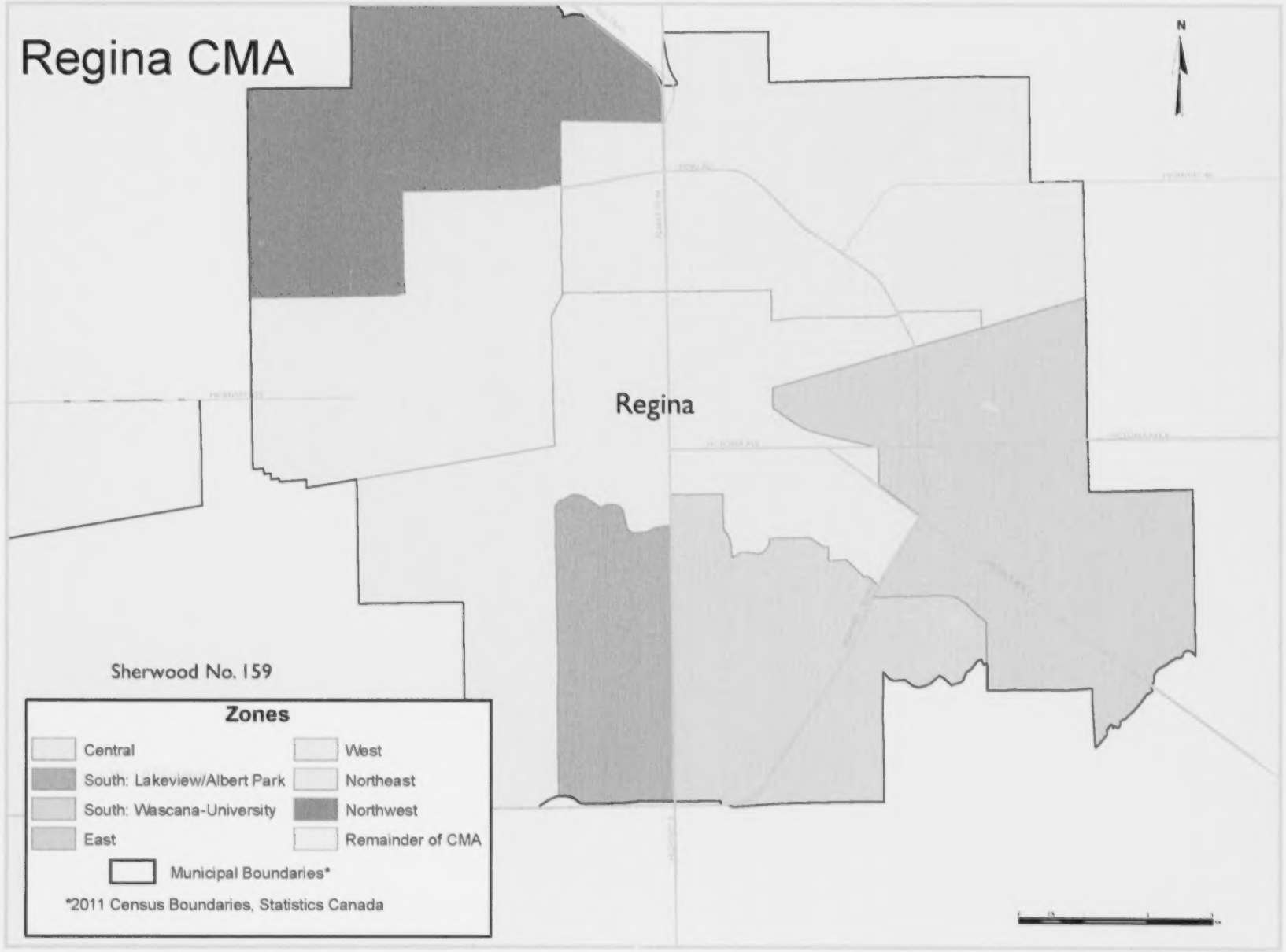
CMHC's survey found a total condominium universe of 5,231 units this October, up 35 per cent from 3,863 units in October 2011. The number of condominium apartments identified as rental totalled 1,317 suites, up from 897 suites in last year's survey. Given this, the proportion of condominium units indentified as investor-owned and rented rather than owner-occupied increased to 25.2 per cent of the total condominium universe, compared with 23.2 per cent in 2011.

Secondary Rental Market Survey: Other Dwelling Types

The number of households renting in Regina's other secondary market was estimated at 9,711 this fall, down from 10,109 households in October 2011. This follows a 2.2 per cent increase between October 2010 and 2011. In 2012, there were an estimated 5,076 Regina households renting single-detached homes, compared to 5,209 households in the October 2011 survey. The number of households renting semi-detached, row, or duplex units this year was 3,259 compared to 3,332 last October.

Average rents by dwelling type in the secondary market are provided in Table 5.1. For all unit types, the average rent in October 2012 was $981, up from $908 in the October 2011 survey. A single-detached house rented for an average of $1,013 in October 2012, compared to an average of $914 per month a year prior. For semi-detached, row, and duplex units, the average rent was $993, whereas the average was $918 in the October 2011 survey.

[5] Readers are reminded to use caution when comparing data year-to-year in the Secondary Rental Market Survey since the type of dwellings surveyed and their characteristics can vary from one year to the next. Owners of these types of dwellings can, for example, shift them in and out of the rental market. Unlike structures in the RMS, which are purpose built for rental tenure, structures in the secondary rental market can be a rental structure one year and an owner-occupied structure the next.


Regina CMA
N
Regina
Sherwood No. 159
Zones
Central
South: Lakeview/Albert Park
South: Wascana-University
East
West
Northeast
Northwest
Remainder of CMA
Municipal Boundaries*
*2011 Census Boundaries, Statistics Canada

RMS ZONE DESCRIPTIONS - REGINA CMA	
Zone 1	**Central** - Census tracts: 0004.00, 0007.00, 0008.01, 0009.01, 0010.00, 0011.00, 0012.00, 0013.00, 0014.00, 0017.00, 0018.00, 0019.00.
Zone 2	**South: Lakeview/Albert Park** - Census tracts: 0002.01, 0002.02, 0003.00, 0005.00.
Zone 3	**South: Wascana-University** - Census tracts: 0001.01, 0001.02, 0006.00.
Zone 4	**East** - Census tracts: 0008.02, 0009.02, 0015.00, 0016.00, 0100.00, 0100.08, 0100.10, 0100.11, 0100.12, 0100.13.
Zone 5	**West** - Census tracts: 0020.00, 0021.00, 0022.01, 0022.02, 0023.01, 0023.02, 0024.00.
Zone 6	**Northeast** - Census tracts: 0025.01, 0025.02, 0026.00, 0027.00, 0028.01, 0028.02, 0100.05.
Zone 7	**Northwest** - Census tracts: 0028.03, 0100.01, 0100.02, 0100.03, 0100.04, 0100.09.
Zones 1-7	**Regina City**
Zone 8	**Outlying Areas** - Census tracts: 0100.14, 0101.00, 0102.00, 0103.00.
Zones 1-8	**Regina CMA**

RENTAL MARKET REPORT TABLES

Available in ALL Rental Market Reports

Private Apartment Data:

1.1.1 Vacancy Rates (%) by Zone and Bedroom Type
1.1.2 Average Rents ($) by Zone and Bedroom Type
1.1.3 Number of Units - Vacant and Universe by Zone and Bedroom Type
1.1.4 Availability Rates (%) by Zone and Bedroom Type
1.1.5 Estimate of Percentage Change (%) of Average Rent
1.2.1 Vacancy Rates (%) by Year of Construction and Bedroom Type
1.2.2 Average Rents ($) by Year of Construction and Bedroom Type
1.3.1 Vacancy Rates (%) by Structure Size and Bedroom Type
1.3.2 Average Rents ($) by Structure Size and Bedroom Type
1.4 Vacancy Rates (%) by Rent Range and Bedroom Type

Available in SELECTED Rental Market Reports

Private Apartment Data:

1.3.3 Vacancy Rates (%) by structure Size and Zone

Private Row (Townhouse) Data:

2.1.1 Vacancy Rates (%) by Zone and Bedroom Type
2.1.2 Average Rents ($) by Zone and Bedroom Type
2.1.3 Number of Units - Vacant and Universe by Zone and Bedroom Type
2.1.4 Availability Rates (%) by Zone and Bedroom Type
2.1.5 Estimate of Percentage Change (%) of Average Rent

Private Apartment and Row (Townhouse) Data:

3.1.1 Vacancy Rates (%) by Zone and Bedroom Type
3.1.2 Average Rents ($) by Zone and Bedroom Type
3.1.3 Number of Units - Vacant and Universe by Zone and Bedroom Type
3.1.4 Availability Rates (%) by Zone and Bedroom Type
3.1.5 Estimate of Percentage Change (%) of Average Rent

Available in the Quebec, Montreal, Ottawa, Toronto, Winnipeg, Regina, Saskatoon, Edmonton, Calgary, Vancouver and Victoria Reports

Rental Condominium Apartment Data *

4.1.1 Rental Condominium Apartments and Private Apartments in the RMS - Vacancy Rates (%)
4.1.2 Rental Condominium Apartments and Private Apartments in the RMS - Average Rents ($)
4.1.3 Rental Condominium Apartments - Average Rents ($)
4.2.1 Rental Condominium Apartments and Private Apartments in the RMS - Vacancy Rates (%) by Building Size
4.3.1 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate
4.3.2 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate by Building Size

Available in the Montreal, Toronto, Vancouver, St. John's, Halifax, Quebec, Barrie, Ottawa, Winnipeg, Regina, Saskatoon, Calgary, Edmonton, Abbotsford, Kelowna and Victoria Reports

Secondary Rented Unit Data

5.1 Secondary Rented Unit Average Rents ($) by Dwelling Type
5.2 Estimated Number of Households in Secondary Rented Units and Estimated Percentage of Households in Secondary Rented Units by Dwelling Type

1.1.1 Private Apartment Vacancy Rates (%) by Zone and Bedroom Type Regina CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
Zone 1 - Central	0.2	1.6	0.8	1.8	0.4	1.7	0.0	3.9	0.6	1.8
Zone 2 - South: Lakeview/Albert Park	0.0	1.1	0.4	0.4	0.9	0.4	0.0	0.0	0.6	0.4
Zone 3 - South: Wascana University	4.8	0.0	0.5	0.5	0.3	0.3	**	**	0.5	0.4
Zone 4 - East	0.0	0.0	0.5	0.5	0.9	0.4	1.6	0.0	0.9	0.3
Zone 5 - West	2.0	0.0	1.5	1.7	1.6	1.5	0.0	0.0	1.5	1.5
Zone 6 - Northeast	0.0	3.5	0.7	1.1	0.0	0.0	**	**	0.2	0.4
Zone 7 - Northwest	**	**	0.0	1.5	0.3	0.4	**	**	0.2	0.7
Regina City (Zones 1-7)	0.4	1.4	0.7	1.2	0.6	0.7	0.8	0.4	0.6	1.0
Zone 8 - Outlying Areas	**	**	**	**	**	**	n/u	n/u	**	**
Regina CMA	**0.4**	**1.4**	**0.7**	**1.2**	**0.6**	**0.7**	**0.8**	**0.4**	**0.6**	**1.0**

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.2 Private Apartment Average Rents ($) by Zone and Bedroom Type Regina CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
Zone 1 - Central	531	620	753	790	965	1,010	988	1,195	789	841
Zone 2 - South: Lakeview/Albert Park	611	652	843	886	948	1,006	1,150	1,256	875	925
Zone 3 - South: Wascana University	650	689	823	884	972	1,033	**	**	910	970
Zone 4 - East	621	719	848	859	1,001	1,033	1,167	1,216	989	1,017
Zone 5 - West	583	602	778	808	878	923	962	**	831	868
Zone 6 - Northeast	630	669	759	800	843	876	**	**	813	849
Zone 7 - Northwest	**	**	863	952	966	1,035	**	**	935	1,013
Regina City (Zones 1-7)	564	633	790	831	932	979	1,092	1,175	850	897
Zone 8 - Outlying Areas	**	**	**	**	**	**	n/u	n/u	**	**
Regina CMA	**564**	**633**	**790**	**831**	**932**	**979**	**1,092**	**1,175**	**850**	**896**

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.3 Number of Private Apartment Units in the Universe by Zone and Bedroom Type Regina CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
Zone 1 - Central	433	408	2,017	2,016	1,003	1,098	37	24	3,490	3,546
Zone 2 - South: Lakeview/Albert Park	174	174	1,119	1,142	1,025	1,050	30	30	2,348	2,396
Zone 3 - South: Wascana University	21	23	396	392	622	612	9	9	1,048	1,036
Zone 4 - East	6	4	197	196	558	541	124	122	885	863
Zone 5 - West	49	49	406	412	622	620	20	16	1,097	1,097
Zone 6 - Northeast	30	30	454	453	1,007	1,009	18	18	1,509	1,510
Zone 7 - Northwest	2	2	151	131	309	284	6	6	468	423
Regina City (Zones 1-7)	715	690	4,740	4,742	5,146	5,214	244	225	10,845	10,871
Zone 8 - Outlying Areas	1	1	12	12	11	11	0	0	24	24
Regina CMA	**716**	**691**	**4,752**	**4,754**	**5,157**	**5,225**	**244**	**225**	**10,869**	**10,895**

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Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.4 Private Apartment Availability Rates (%) by Zone and Bedroom Type Regina CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
Zone 1 - Central	0.2	3.1	0.9	2.7	0.5	2.6	0.0	3.9	0.7	2.7
Zone 2 - South: Lakeview/Albert Park	0.6	2.3	0.9	1.1	1.3	0.8	0.0	0.0	1.0	1.0
Zone 3 - South: Wascana University	4.8	0.0	1.0	2.0	0.3	0.7	**	**	0.7	1.2
Zone 4 - East	0.0	0.0	0.5	1.0	1.3	0.6	2.4	0.8	1.2	0.7
Zone 5 - West	2.0	0.0	1.7	2.2	2.7	2.0	0.0	0.0	2.3	1.9
Zone 6 - Northeast	0.0	3.5	0.7	1.1	0.0	0.2	**	**	0.2	0.5
Zone 7 - Northwest	**	**	0.7	2.3	1.3	1.8	**	**	1.1	1.9
Regina City (Zones 1-7)	0.6	2.6	0.9	2.0	0.9	1.2	1.2	0.9	0.9	1.6
Zone 8 - Outlying Areas	**	**	**	**	**	**	n/u	n/u	**	**
Regina CMA	**0.6**	**2.6**	**0.9**	**2.0**	**0.9**	**1.2**	**1.2**	**0.9**	**0.9**	**1.6**

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
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n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.5 Private Apartment Estimate of Percentage Change (%) of Average Rent[1] by Bedroom Type Regina CMA

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10 to Oct-11	Oct-11 to Oct-12	Oct-10 to Oct-11	Oct-11 to Oct-12	Oct-10 to Oct-11	Oct-11 to Oct-12	Oct-10 to Oct-11	Oct-11 to Oct-12	Oct-10 to Oct-11	Oct-11 to Oct-12
Zone 1 - Central	9.6	7.0	9.6	3.7	8.4	4.4	2.8	14.7	9.4	4.1
Zone 2 - South: Lakeview/Albert Park	4.6	7.0	6.3	5.0	6.4	5.3	**	7.9	6.4	5.3
Zone 3 - South: Wascana University	9.5	8.0	3.4	7.4	3.6	6.9	**	**	3.4	6.9
Zone 4 - East	**	**	6.7	3.0	9.3	3.5	5.7	2.3	7.3	3.2
Zone 5 - West	8.4	4.7	3.4	3.5	3.3	4.6	++	**	3.5	4.1
Zone 6 - Northeast	5.7	7.3	5.9	5.0	4.4	4.4	**	**	5.0	4.4
Zone 7 - Northwest	**	**	5.1	4.7	5.0	4.9	**	**	4.9	5.2
Regina City (Zones 1-7)	7.7	6.9	6.7	4.5	6.2	4.8	5.1	7.9	6.6	4.7
Zone 8 - Outlying Areas	**	**	**	**	**	**	n/u	n/u	**	**
Regina CMA	**7.8**	**6.9**	**6.7**	**4.5**	**6.2**	**4.8**	**5.1**	**7.9**	**6.6**	**4.7**

[1] The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
++ Change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0).
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.2.1 Private Apartment Vacancy Rates (%) by Year of Construction and Bedroom Type Regina CMA

Year of Construction	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
Regina CMA										
Pre 1940	0.0	1.6	2.0	2.1	0.8	4.0	0.0	0.0	1.2	2.3
1940 - 1959	1.4	3.2	1.1	1.6	1.5	1.6	0.0	0.0	1.3	1.7
1960 - 1974	0.6	0.8	0.4	1.2	0.4	0.4	0.0	0.0	0.4	0.8
1975 - 1989	0.0	2.7	0.6	0.9	0.6	0.7	1.4	0.7	0.6	0.8
1990 - 1999	n/u	n/u	**	**	**	**	n/u	n/u	**	**
2000+	n/u	n/u	**	0.0	**	0.6	n/u	n/u	**	0.4
Total	0.4	1.4	0.7	1.2	0.6	0.7	0.8	0.4	0.6	1.0

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.2.2 Private Apartment Average Rents ($) by Year of Construction and Bedroom Type Regina CMA

Year of Construction	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
Regina CMA										
Pre 1940	474	581	665	707	829	893	877	1,067	653	712
1940 - 1959	589	628	735	763	836	883	1,039	**	772	809
1960 - 1974	602	661	769	810	903	946	1,008	1,062	819	865
1975 - 1989	618	629	875	916	980	1,021	1,180	1,235	945	986
1990 - 1999	n/u	n/u	**	**	**	**	n/u	n/u	**	**
2000+	n/u	n/u	**	965	**	1,107	n/u	n/u	**	1,059
Total	564	633	790	831	932	979	1,092	1,175	850	896

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.3.1 Private Apartment Vacancy Rates (%) by Structure Size and Bedroom Type Regina CMA

Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
Regina CMA										
3 to 5 Units	0.0	**	2.3	0.0	1.4	2.2	0.0	0.0	1.5	1.5
6 to 19 Units	0.5	2.3	1.0	1.5	0.9	0.7	1.8	0.0	0.9	1.1
20 to 49 Units	0.5	0.5	0.3	1.0	0.1	0.4	0.0	0.0	0.2	0.7
50 to 99 Units	0.0	4.0	0.5	0.8	0.0	0.4	**	**	0.3	0.8
100+ Units	n/u	n/u	0.5	1.3	0.6	1.6	**	**	0.6	1.5
Total	0.4	1.4	0.7	1.2	0.6	0.7	0.8	0.4	0.6	1.0

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.3.2 Private Apartment Average Rents ($) by Structure Size and Bedroom Type Regina CMA

Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
Regina CMA										
3 to 5 Units	574	567	681	697	814	883	941	1,170	785	848
6 to 19 Units	600	641	779	818	918	963	1,136	1,227	854	895
20 to 49 Units	555	626	769	814	930	982	1,028	1,065	812	867
50 to 99 Units	524	655	790	837	921	973	**	**	844	896
100+ Units	n/u	n/u	950	980	1,148	1,181	**	**	1,041	1,072
Total	564	633	790	831	932	979	1,092	1,175	850	896

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.3.3 Private Apartment Vacancy Rates (%) by Structure Size and Zone Regina CMA

Zone	3-5		6-19		20-49		50-99		100+	
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
Zone 1 - Central	1.1	4.5	1.1	2.4	0.3	1.0	0.2	1.5	0.9	2.2
Zone 2 - South: Lakeview/Albert Park	1.8	0.0	0.9	0.7	0.0	0.2	**	**	**	**
Zone 3 - South: Wascana University	**	**	0.5	0.0	0.5	0.9	n/u	n/u	n/u	n/u
Zone 4 - East	0.0	0.0	1.1	0.5	0.7	0.0	**	**	n/u	n/u
Zone 5 - West	1.9	0.9	1.9	1.7	0.0	0.9	n/u	n/u	n/u	n/u
Zone 6 - Northeast	n/u	n/u	0.1	0.5	0.2	0.4	**	**	n/u	n/u
Zone 7 - Northwest	n/u	n/u	0.5	1.0	0.0	0.6	**	**	n/u	n/u
Regina City (Zones 1-7)	1.5	1.5	0.9	1.1	0.2	0.7	0.3	0.8	0.6	1.5
Zone 8 - Outlying Areas	n/u	n/u	n/u	n/u	**	**	n/u	n/u	n/u	n/u
Regina CMA	**1.5**	**1.5**	**0.9**	**1.1**	**0.2**	**0.7**	**0.3**	**0.8**	**0.6**	**1.5**

The following letter codes are used to indicate the reliability of the estimates:
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** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.4 Private Apartment Vacancy Rates (%) by Rent Range and Bedroom Type Regina CMA

Rent Range	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
Regina CMA										
LT $400	**	n/s	**	n/s	n/s	n/s	n/s	n/s	**	n/s
$400 - $499	0.0	0.0	**	**	**	n/s	n/s	n/s	0.0	0.0
$500 - $599	0.4	2.9	2.9	0.0	0.0	**	**	n/s	1.5	1.3
$600 - $699	0.4	1.3	0.5	0.4	0.0	0.0	**	n/s	0.4	0.7
$700 - $799	2.1	1.7	0.5	0.7	0.4	0.0	**	**	0.5	0.6
$800+	**	**	0.9	1.7	0.7	0.8	1.0	0.5	0.8	1.1
Total	0.4	1.4	0.7	1.2	0.6	0.7	0.8	0.4	0.6	1.0

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

2.1.1 Private Row (Townhouse) Vacancy Rates (%) by Zone and Bedroom Type Regina CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
Zone 1 - Central	**	**	**	**	**	**	0.0	0.0	0.0	0.6
Zone 2 - South: Lakeview/Albert Park	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Zone 3 - South: Wascana University	n/u	n/u	n/u	n/u	n/u	n/u	**	**	**	**
Zone 4 - East	n/u	n/u	**	**	0.0	0.0	0.0	0.0	0.0	0.0
Zone 5 - West	n/u	n/u	n/u	n/u	**	**	**	**	**	**
Zone 6 - Northeast	n/u	n/u	n/u	n/u	n/u	n/u	**	**	**	**
Zone 7 - Northwest	n/u	n/u	**	**	**	**	**	**	**	**
Regina City (Zones 1-7)	**	**	0.0	2.8	0.0	0.4	0.0	0.2	0.0	0.3
Zone 8 - Outlying Areas	n/u	n/u	**	**	**	**	n/u	n/u	**	**
Regina CMA	**	**	**0.0**	**2.6**	**0.0**	**0.4**	**0.0**	**0.2**	**0.0**	**0.3**

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

2.1.2 Private Row (Townhouse) Average Rents ($) by Zone and Bedroom Type Regina CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
Zone 1 - Central	**	**	**	**	**	**	1,188	1,270	1,124	1,186
Zone 2 - South: Lakeview/Albert Park	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Zone 3 - South: Wascana University	n/u	n/u	n/u	n/u	n/u	n/u	**	**	**	**
Zone 4 - East	n/u	n/u	**	**	1,004	1,022	1,137	1,207	1,087	1,145
Zone 5 - West	n/u	n/u	n/u	n/u	**	**	**	**	**	**
Zone 6 - Northeast	n/u	n/u	n/u	n/u	n/u	n/u	**	**	**	**
Zone 7 - Northwest	n/u	n/u	**	**	**	**	**	**	**	**
Regina City (Zones 1-7)	**	**	743	793	1,063	1,097	1,172	1,242	1,125	1,180
Zone 8 - Outlying Areas	n/u	n/u	**	**	**	**	n/u	n/u	**	**
Regina CMA	**	**	**729**	**778**	**1,057**	**1,091**	**1,172**	**1,242**	**1,121**	**1,176**

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

2.1.3 Number of Private Row (Townhouse) Units in the Universe by Zone and Bedroom Type Regina CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
Zone 1 - Central	1	1	12	12	160	163	172	172	345	348
Zone 2 - South: Lakeview/Albert Park	0	0	0	0	0	0	0	0	0	0
Zone 3 - South: Wascana University	0	0	0	0	0	0	92	34	92	34
Zone 4 - East	0	0	22	22	64	64	276	275	362	361
Zone 5 - West	0	0	0	0	35	36	39	40	74	76
Zone 6 - Northeast	0	0	0	0	0	0	12	12	12	12
Zone 7 - Northwest	0	0	2	2	4	4	50	52	56	58
Regina City (Zones 1-7)	1	1	36	36	263	267	641	585	941	889
Zone 8 - Outlying Areas	0	0	2	2	6	6	0	0	8	8
Regina CMA	**1**	**1**	**38**	**38**	**269**	**273**	**641**	**585**	**949**	**897**

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

2.1.4 Private Row (Townhouse) Availability Rates (%) by Zone and Bedroom Type Regina CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
Zone 1 - Central	**	**	**	**	**	**	0.6	1.7	0.6	1.4
Zone 2 - South: Lakeview/Albert Park	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Zone 3 - South: Wascana University	n/u	n/u	n/u	n/u	n/u	n/u	**	**	**	**
Zone 4 - East	n/u	n/u	**	**	0.0	0.0	0.4	0.7	0.3	0.6
Zone 5 - West	n/u	n/u	n/u	n/u	**	**	**	**	**	**
Zone 6 - Northeast	n/u	n/u	n/u	n/u	n/u	n/u	**	**	**	**
Zone 7 - Northwest	n/u	n/u	**	**	**	**	**	**	**	**
Regina City (Zones 1-7)	**	**	0.0	2.8	0.4	0.4	0.5	1.2	0.4	1.0
Zone 8 - Outlying Areas	n/u	n/u	**	**	**	**	n/u	n/u	**	**
Regina CMA	****	****	**0.0**	**2.6**	**0.4**	**0.4**	**0.5**	**1.2**	**0.4**	**1.0**

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

2.1.5 Private Row (Townhouse) Estimate of Percentage Change (%) of Average Rent[1] by Bedroom Type Regina CMA

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10 to Oct-11	Oct-11 to Oct-12	Oct-10 to Oct-11	Oct-11 to Oct-12	Oct-10 to Oct-11	Oct-11 to Oct-12	Oct-10 to Oct-11	Oct-11 to Oct-12	Oct-10 to Oct-11	Oct-11 to Oct-12
Zone 1 - Central	**	**	**	**	**	**	2.3	6.4	1.2	5.6
Zone 2 - South: Lakeview/Albert Park	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Zone 3 - South: Wascana University	n/u	n/u	n/u	n/u	n/u	n/u	**	**	**	**
Zone 4 - East	n/u	n/u	n/s	**	**	2.2	3.7	6.3	4.3	5.6
Zone 5 - West	n/u	n/u	n/u	n/u	**	**	**	**	**	**
Zone 6 - Northeast	n/u	n/u	n/u	n/u	n/u	n/u	**	**	**	**
Zone 7 - Northwest	n/u	n/u	**	**	**	**	**	**	**	**
Regina City (Zones 1-7)	**	**	**	6.3	**	3.3	3.2	5.9	2.8	5.3
Zone 8 - Outlying Areas	n/u	n/u	**	**	**	**	n/u	n/u	**	**
Regina CMA	**	**	**	6.3	**	3.3	3.2	5.9	2.9	5.2

[1]The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
++ Change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0).
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

3.1.1 Private Row (Townhouse) and Apartment Vacancy Rates (%) by Zone and Bedroom Type Regina CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
Zone 1 - Central	0.2	1.6	0.8	1.8	0.3	1.6	0.0	0.5	0.6	1.7
Zone 2 - South: Lakeview/Albert Park	0.0	1.1	0.4	0.4	0.9	0.4	0.0	0.0	0.6	0.4
Zone 3 - South: Wascana University	4.8	0.0	0.5	0.5	0.3	0.3	0.0	0.0	0.4	0.4
Zone 4 - East	0.0	0.0	0.5	0.5	0.8	0.3	0.5	0.0	0.6	0.2
Zone 5 - West	2.0	0.0	1.5	1.7	1.5	1.4	0.0	0.0	1.5	1.4
Zone 6 - Northeast	0.0	3.5	0.7	1.1	0.0	0.0	0.0	3.3	0.2	0.5
Zone 7 - Northwest	**	**	0.0	1.5	0.3	0.3	**	**	0.2	0.6
Regina City (Zones 1-7)	0.4	1.4	0.7	1.2	0.6	0.7	0.2	0.2	0.6	0.9
Zone 8 - Outlying Areas	**	**	**	**	**	**	n/u	n/u	**	**
Regina CMA	**0.4**	**1.4**	**0.7**	**1.2**	**0.6**	**0.7**	**0.2**	**0.2**	**0.6**	**0.9**

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

3.1.2 Private Row (Townhouse) and Apartment Average Rents ($) by Zone and Bedroom Type Regina CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
Zone 1 - Central	532	620	753	790	982	1,025	1,150	1,262	820	873
Zone 2 - South: Lakeview/Albert Park	611	652	843	886	948	1,006	1,150	1,256	875	925
Zone 3 - South: Wascana University	650	689	823	884	972	1,033	1,208	**	936	984
Zone 4 - East	621	719	834	848	1,001	1,031	1,146	1,210	1,017	1,055
Zone 5 - West	583	602	778	808	889	932	1,131	1,222	851	889
Zone 6 - Northeast	630	669	759	800	843	876	**	927	815	851
Zone 7 - Northwest	**	**	865	953	967	1,037	**	**	965	1,042
Regina City (Zones 1-7)	564	633	790	831	939	985	1,150	1,224	872	918
Zone 8 - Outlying Areas	**	**	**	**	**	**	n/u	n/u	**	**
Regina CMA	**564**	**633**	**789**	**830**	**938**	**984**	**1,150**	**1,224**	**872**	**918**

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

3.1.3 Number of Private Row (Townhouse) and Apartment Units in the Universe by Zone and Bedroom Type
Regina CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
Zone 1 - Central	434	409	2,029	2,028	1,163	1,261	209	196	3,835	3,894
Zone 2 - South: Lakeview/Albert Park	174	174	1,119	1,142	1,025	1,050	30	30	2,348	2,396
Zone 3 - South: Wascana University	21	23	396	392	622	612	101	43	1,140	1,070
Zone 4 - East	6	4	219	218	622	605	400	397	1,247	1,224
Zone 5 - West	49	49	406	412	657	656	59	56	1,171	1,173
Zone 6 - Northeast	30	30	454	453	1,007	1,009	30	30	1,521	1,522
Zone 7 - Northwest	2	2	153	133	313	288	56	58	524	481
Regina City (Zones 1-7)	716	691	4,776	4,778	5,409	5,481	885	810	11,786	11,760
Zone 8 - Outlying Areas	1	1	14	14	17	17	0	0	32	32
Regina CMA	**717**	**692**	**4,790**	**4,792**	**5,426**	**5,498**	**885**	**810**	**11,818**	**11,792**

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

3.1.4 Private Row (Townhouse) and Apartment Availability Rates (%) by Zone and Bedroom Type
Regina CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
Zone 1 - Central	0.2	3.1	0.9	2.7	0.5	2.3	0.5	2.0	0.7	2.6
Zone 2 - South: Lakeview/Albert Park	0.6	2.3	0.9	1.1	1.3	0.8	0.0	0.0	1.0	1.0
Zone 3 - South: Wascana University	4.8	0.0	1.0	2.0	0.3	0.7	0.0	0.0	0.6	1.1
Zone 4 - East	0.0	0.0	0.5	0.9	1.1	0.5	1.0	0.8	1.0	0.7
Zone 5 - West	2.0	0.0	1.7	2.2	2.6	1.8	0.0	1.8	2.1	1.9
Zone 6 - Northeast	0.0	3.5	0.7	1.1	0.0	0.2	0.0	3.3	0.2	0.6
Zone 7 - Northwest	**	**	0.7	2.3	1.3	1.7	**	**	1.1	1.7
Regina City (Zones 1-7)	0.6	2.6	0.9	2.0	0.9	1.2	0.7	1.1	0.9	1.6
Zone 8 - Outlying Areas	**	**	**	**	**	**	n/u	n/u	**	**
Regina CMA	**0.6**	**2.6**	**0.9**	**2.0**	**0.9**	**1.2**	**0.7**	**1.1**	**0.9**	**1.6**

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

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3.1.5 Private Row (Townhouse) and Apartment Estimate of Percentage Change (%) of Average Rent [1] by Bedroom Type
Regina CMA

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10 to Oct-11	Oct-11 to Oct-12	Oct-10 to Oct-11	Oct-11 to Oct-12	Oct-10 to Oct-11	Oct-11 to Oct-12	Oct-10 to Oct-11	Oct-11 to Oct-12	Oct-10 to Oct-11	Oct-11 to Oct-12
Zone 1 - Central	9.6	6.9	9.5	3.8	7.3	4.3	2.6	10.5	8.4	4.3
Zone 2 - South: Lakeview/Albert Park	4.6	7.0	6.3	5.0	6.4	5.3	**	7.9	6.4	5.3
Zone 3 - South: Wascana University	9.5	8.0	3.4	7.4	3.6	6.9	10.2	**	3.5	6.7
Zone 4 - East	**	**	6.7	3.1	9.7	3.3	4.7	4.4	6.5	4.0
Zone 5 - West	8.4	4.7	3.4	3.5	3.1	4.6	3.6	5.3	3.4	4.1
Zone 6 - Northeast	5.7	7.3	5.9	5.0	4.4	4.4	**	**	5.1	4.5
Zone 7 - Northwest	**	**	5.0	4.7	5.0	4.9	**	**	4.6	5.0
Regina City (Zones 1-7)	7.8	6.8	6.7	4.5	6.0	4.7	4.2	7.0	6.2	4.7
Zone 8 - Outlying Areas	**	**	**	**	**	**	n/u	n/u	**	**
Regina CMA	**7.8**	**6.9**	**6.7**	**4.5**	**6.0**	**4.7**	**4.2**	**7.0**	**6.2**	**4.7**

[1]The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
++ Change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0).
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

4.1.1 Rental Condominium Apartments and Private Apartments in the RMS[1] Vacancy Rates (%) Regina CMA - October 2012

Condo Sub Area	Rental Condominium Apartments		Apartments in the RMS[1]	
	Oct-11	Oct-12	Oct-11	Oct-12
Regina CMA	0.6	1.9	0.6	1.0

[1]Apartments surveyed in the Rental Market Survey (RMS) include only those units in purpose built rental buildings with at least three rental units.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

4.1.2 Rental Condominium Apartments and Private Apartments in the RMS[1] Average Rents ($) by Bedroom Type Regina CMA - October 2012

Condo Sub Area	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +	
	Rental Condo Apts.	Apts. in the RMS[1]	Rental Condo Apts.	Apts. in the RMS[1]	Rental Condo Apts.	Apts. in the RMS[1]	Rental Condo Apts.	Apts. in the RMS[1]
Regina CMA	**	633	**	831	**	979	**	1,175

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

4.1.3 Rental Condominium Apartments - Average Rents ($) by Bedroom Type Regina CMA - October 2012

Condo Sub Area	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
Regina CMA	**	**	**	**	**	**	**	**	**	**

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

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4.2.1 Rental Condominium Apartments and Private Apartments in the RMS[1]
Total Vacancy Rates (%)
By Building Size
Regina CMA - October 2012

Size	Rental Condominium Apartments		Apartments in the RMS[1]	
	Oct-11	Oct-12	Oct-11	Oct-12
Regina CMA				
3 to 24 Units	0.7	2.9	0.9	1.0
25 to 49 Units	2.1	1.3	0.0	0.5
50+ Units	0.0	1.7	0.4	1.1
Total	0.6	1.9	0.6	1.0

[1]Apartments surveyed in the Rental Market Survey (RMS) include only those units in purpose built rental buildings with at least three rental units.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

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4.3.1 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate
Condominium Apartments[2]
Regina CMA - October 2012

Condo Sub Area	Condominium Universe		Rental Units [1]		Percentage of Units in Rental		Vacancy Rate	
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
Regina CMA	3,863	5,231	897	1,317	23.2	25.2	0.6	1.9

[1]Columns may not add in the estimated number of Rental Units due to a) rounding or b) variability due to sampling.

[2]Only structures that permit the renting of condominium units are included in the Condominium Survey universe.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

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4.3.2 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate
Condominium Apartments[2] By Building Size
Regina CMA - October 2012

Condo Sub Area	Condominium Universe		Rental Units [1]		Percentage of Units in Rental		Vacancy Rate	
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
Regina CMA								
3 to 24 Units	850	1,112	156	243	18.4	21.8	0.7	2.9
25 to 49 Units	1,407	1,644	177	237	12.6	14.4	2.1	1.3
50+ Units	1,606	2,475	530	842	33.0	34.0	0.0	1.7
Total	3,863	5,231	897	1,317	23.2	25.2	0.6	1.9

[1]Columns may not add in the estimated number of Rental Units due to a) rounding or b) variability due to sampling.

[2]Only structures that permit the renting of condominium units are included in the Condominium Survey universe.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

5.1 Other Secondary Rented Unit[1] Average Rents ($) by Dwelling Type Regina CMA - October 2012

	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
Regina CMA										
Single Detached	**	**	**	**	781	877	1,022	1,143	914	1,013
Semi detached, Row and Duplex	**	**	**	**	943	846	947	1,054	918	993
Other-Primarily Accessory Suites	**	**	**	681	913	**	**	1,050	864	**
Total	**	**	**	**	849	866	983	1,100	908	981

[1]Statistics for secondary rented units exclude apartments in purpose built rental structures with three rental units or more, condominium apartments, units in institutions, and any dwelling whose type could not be identified in the survey.

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

5.2 Estimated Number of Households in Other Secondary Rented Units [1] by Dwelling Type Regina CMA - October 2012

	Estimated Number of Households in Other Secondary Rented Units[1]	
	Oct-11	Oct-12
Regina CMA		
Single Detached	5,209	5,076
Semi detached, Row and Duplex	3,332	3,259
Other-Primarily Accessory Suites	1,568	1,376
Total	10,109	9,711

[1]Statistics for secondary rented units exclude apartments in purpose built rental structures with three rental units or more, condominium apartments, units in institutions, and any dwelling whose type could not be identified in the survey.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

TECHNICAL NOTE:

Difference between Percentage Change of Average Rents (Existing and New Structures) AND Percentage Change of Average Rents from Fixed Sample (Existing Structures Only):

Percentage Change of Average Rents (New and Existing Structures): The increase/decrease obtained from the calculation of percentage change of average rents between two years (example: $500 in the previous year vs. $550 in current survey represents an increase of 10 percent) is impacted by changes in the composition of the rental universe (e.g. the inclusion of newly built luxury rental buildings in the survey, rental units renovated/upgraded or changing tenants could put upward pressure on average rents in comparison to the previous year) as well as by the rent level movement (e.g. increase/decrease in the level of rents that landlords charge their tenants).

Percentage Change of Average Rents from Fixed Sample (Existing Structures Only): This is a measure that estimates the rent level movement. The estimate is based on structures that were common to the survey sample for both the previous year and the current Rental Market Surveys. However, some composition effects still remain e.g. rental units renovated/upgraded or changing tenants because the survey does not collect data to such level of details.

METHODOLOGY FOR RENTAL MARKET SURVEY

Canada Mortgage and Housing Corporation (CMHC) conducts the **Rental Market Survey** (RMS) every year in April and October to estimate the relative strengths in the rental market. The survey is conducted on a sample basis in all urban areas with populations of 10,000 and more. The survey targets only privately initiated structures with at least three rental units, which have been on the market for at least three months. The survey collects market rent, available and vacant unit data for all sampled structures.
The survey is conducted by a combination of telephone interviews and site visits, and information is obtained from the owner, manager, or building superintendent. The survey is conducted during the first two weeks of April/October, and the results reflect market conditions at that time.

CMHC's Rental Market Survey provides a snapshot of vacancy and availability rates, and average rents in both new and existing structures. There also exists a measure for the change in rent that is calculated based on existing structures only. The estimate is based on structures that were common to the survey sample for both the previous year and the current Rental Market Surveys. The change in rent in existing structures is an estimate of the change in rent that the landlords charge and removes compositional effects on the rent level movement due to new buildings, conversions, and survey sample rotation. The estimate of per cent change in rent is available in all Canada and Provincial Highlights publications, and also in the CMA reports (fall survey only). The rent levels in new and existing structures are also published. While the per cent change in rents in existing structures published in the reports are statistically significant, changes in rents that one might calculate based on rent levels in new and existing structures may or may not be statistically significant.

METHODOLOGY FOR SECONDARY RENTAL MARKET SURVEY

Canada Mortgage and Housing Corporation (CMHC) conducts a survey of the **Secondary Rental Market** (SRMS) in September and October to estimate the relative strengths in the secondary rental market which is defined as those dwellings not covered by the regular RMS. CMHC has identified the following dwelling components to be included in SRMS:

- Rented single-detached houses.
- Rented double (semi-detached) houses (i.e.. Two units of approximate equal size and under one roof that are situated either side-by-side or front-to-back).
- Rented freehold row/town homes.
- Rented duplex apartments (i.e.. one-above-other).
- Rented accessory apartments (separate dwelling units that are located within the structure of another dwelling type).
- Rented condominiums (can be any dwelling type but are primarily apartments).
- One or two apartments which are part of a commercial or other type of structure.

The SRMS has three components which are conducted in selected CMAs:

- A Household Rent Survey of all households to collect information about rents.
- A Condominium Apartment Rent Survey of households living in condominium apartments to collect information about rents.
- A Condominium Apartment Vacancy Survey of condominium apartment owners to collect vacancy information.

All three surveys are conducted by telephone interviews. For the condominium apartment vacancy survey, information is obtained from the owner, manager, or building superintendent and can be supplemented by site visits if no telephone contact is made. For the other two surveys, information is collected from an adult living in the household. All surveys are conducted in September and October, and the results reflect market conditions at that time.

CMHC publishes the number of units rented and vacancy rates for the condominium vacancy survey. For the condominium rent and household rent surveys, the average rent is published. A letter code representing the statistical reliability (i.e., the coefficient of variation (CV)) for each estimate is provided to indicate the data reliability. Rented condominium apartments were surveyed in the following CMAs: Vancouver, Victoria, Calgary, Edmonton, Regina, Saskatoon, Winnipeg, Toronto, Ottawa, Montréal and Québec (NOTE: Condo rent data was not collected for Regina and Saskatoon). Other secondary rental market units were surveyed in Abbotsford, Barrie, Calgary, Edmonton, Halifax, Montreal, Ottawa, Quebec, St. John's, Toronto, Winnipeg, Regina, Saskatoon, Kelowna, Vancouver and Victoria.

Every year CMHC reviews the method of estimation for Household Rent Survey, which may result in some changes to previously published estimates. All statistics in this report are reflective of the new method of estimation.

DEFINITIONS

Availability: A rental unit is considered available if the existing tenant has given, or has received, notice to move, and a new tenant has not signed a lease; or the unit is vacant (see definition of vacancy below).

Rent: The rent refers to the actual amount tenants pay for their unit. No adjustments are made for the inclusion or exclusion of amenities and services such as heat, hydro, parking, and hot water. For available and vacant units, the rent is the amount the owner is asking for the unit.

It should be noted that the average rents reported in this publication provide a sound indication of the amounts paid by unit size and geographical sector. Utilities such as heating, electricity and hot water may or may not be included in the rent.

Rental Apartment Structure: Any building containing three or more rental units, of which at least one unit is not ground oriented. Owner-occupied units are not included in the rental building unit count.

Rental Row (Townhouse) Structure: Any building containing three or more rental units, all of which are ground oriented with vertical divisions. Owner-occupied units are not included in the rental building unit count. These row units in some centres are commonly referred to as townhouses.

Vacancy: A unit is considered vacant if, at the time of the survey, it is physically unoccupied and available for immediate rental.

Definitions of Census Areas referred to in this publication are as follows:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree of integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

October 2011 data presented is based on Statistics Canada's 2006 Census area definitions. October 2012 data presented is based on Statistics Canada's 2011 Census area definitions.

Acknowledgement

The Rental Market Survey and the Secondary Rental Market Survey could not have been conducted without the cooperation of the rental property owners, managers, building superintendents and household members throughout Canada. CMHC acknowledges their hard work and assistance in providing timely and accurate information. As a result of their contribution, CMHC is able to provide information that benefits the entire housing industry.

Rental Affordability Indicators

CMHC no longer reports on its rental affordability indicators (i.e. average rent compared to average renter income) given significant variability of underlying renter income data.

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